

Florence, New Jersey
March 9, 2016

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Lovenduski at 8:00 PM. President Lovenduski led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 7th, 2016; and advertised in the Burlington Co. Times on January 3rd, 2016 and January 10th 2016.

Present: Frank Baldorossi, Paul Ostrander, Jerry Sandusky, David Woolston, Ted Lovenduski

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Municipal Administrator; Kelly Grant, Esq., Township Attorney; James E. Biegen, Township Engineer; Joy M. Weiler, Township Clerk

MINUTES

Sandusky made a MOTION; seconded by Ostrander to approve the following minutes. Roll call vote – all ayes. Motion carried. Unanimous approval.

- Township Council Reorganization Meeting – January 6, 2016
- Township Council Regular Sessions – January 20, 2016 & February 3, 2016
- Township Council Executive Session – January 13, 2016

FINANCIAL CORRESPONDENCE

It was the MOTION of Woolston; seconded by Sandusky to receive and file the Tax Collector's Water & Sewer Report for January and February, the Township Clerk's for January and the Court Administrator's for February. Roll call vote – All ayes. Motion Carried. Unanimous approval.

It was on the MOTION of Ostrander; seconded by Woolston to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

REGULAR CORRESPONDENCE None at this time.

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APPLICATIONS:

- A. Annual Car Show: Francis W. Robbins American Legion Post 194
May 21st (May 22nd rain date). Close portion of Broad Street & West 6th Street for a portion of the day.
- B. Relay for Life: Request for placement of banner to advertise Relay for Life
- C. Transient Merchant License: Sunny's Lunch Truck

It was the MOTION of Baldorossi; seconded by Sandusky to approve Applications A through C.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

PUBLIC COMMENTS

The meeting was opened to the public at this time.

Fred Scheetz, 12 Church Street, said someone should clean up Wilkie Park by Church Street. The leaves built up in the back corner, they decompose and feed the poison ivy. Kids play in it and he tries to chase them out. It is in the public interest to clean it up. Mayor Wilkie agreed but said it is very early in the season. It will be taken care of.

Richard Alfonse, 5 Amboy Avenue, asked if the parking lot at Amboy and Hornberger Avenues was a parking lot or a playground? There are problems with children playing in the parking lot. They set up a basketball court. There is a sign that states no ball playing, skateboarding or loitering but it still happens. His vehicle has been damaged. He was also concerned for the children's safety. He called the police and they were ineffective.

Assistant Administrator Sahol said it is designated as a parking lot. By virtue of that, there shouldn't be a basketball court. If the township can confirm the net is in the township portion of the parking lot and not the private property, it will be removed. Council Member Baldorossi said he saw it and it is close to Hornberger Avenue.

Mr. Alfonse said he's talked to the police but they didn't help. Vehicles are being damaged. He asked who would be responsible for the damage? Administrator Brook said the basic question is can a basketball court be in the parking lot? In his opinion the municipality has every right to remove it. The lot was not designed to play basketball. There are courts around the corner on Railroad Avenue. He agrees there is the potential for property damage. The Public Works Department will remove it within a couple days.

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Mr. Scheetz said there was a recent incident where a State Police Trooper was killed because someone didn't see him. He asked if our officers should wear reflective clothing? Assistant Administrator Sahol said the officers have two or three different uniforms. At least one of them has reflective sleeves and there are strips on the back. The hats also have reflecting insignias on the front and back.

Seeing no one else wishing to be heard, it was the MOTION of Ostrander; seconded by Woolston to close the public comments. Roll call vote – all ayes.

RESOLUTIONS

RESOLUTION NO. 2016-69 Self-Examination of 2016 Budget

RESOLUTION NO. 2016-70 Introduce 2016 Municipal Budget

RESOLUTION NO. 2016-71 Approving Intersection Development Agreement (HELD)

RESOLUTION NO. 2016-72 Approve Change Order No. 2 and Payment No. 3-Final for Rehabilitation of Well No. 3 To: A.C. Schultes, Inc. 664 South Evergreen Avenue Woodbury Heights, NJ 08097

RESOLUTION NO. 2016-73 Approve Payment No.2 and Change Order No. 1 for the Contract for the Roadway Improvements for Boulevard, Phase II to Richard T. Barrett Paving Company, Inc. 400 Prospect Street, Trenton, NJ 08618

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RESOLUTION NO. 2016-74

**Approve Change Order No. 1 for the Contract for
The Old York Road Shared Use Path-Phase 2 to
Richard T. Barrett Paving Company, Inc.
400 Prospect Street, Trenton, NJ 08618**

RESOLUTION NO. 2016-75

**Approve Current Estimate No. 1
Rehabilitation of Well No. 4
To: Steffen Drilling, LLC
PO Box 278
Glassboro, NJ 08028**

Council President Lovenduski said Resolution No. 2016-171 was being held.

It was the MOTION of Ostrander; seconded by Woolston to approve Resolution Nos. 2016-69 through 2016-70 and Resolution Nos. 2016-72 through Resolution No. 2016-75.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

ORDINANCES None at this time.

REPORTS

Committees, Boards and Officers:

Council Member Sandusky asked if in the next couple of weeks Assistant Administrator Sahol could look at the lighting at the shops on Broad Street, the areas seem dark and there is a lot of pedestrian traffic?

Administration

Mayor

Mayor Wilkie said one of the resolutions that was just passed was for the introduction of the **2016 Budget**. He was grateful that while putting it together the township was able to keep the tax rate the same. The total amount to be raised by taxation was lowered. There were reductions in the ratables. The township was able to maintain current services and provide a \$1.7 million Road Program, along with other programs. The rate remained the same while issues in the community are being addressed.

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After the 2008-2009 economy, the Police Department was reduced. Now the township is trying to build it back up with the addition of one or possibly two officers. He thanked Council for that. He said if there were any questions regarding the budget, he would be glad to address them.

On the agenda this evening was a study by the **Delaware Valley Regional Planning Commission**. Last year, as the township continued to see great economic growth, Mayor Wilkie said he reached out to Burlington County Economic Development Director, Mark Remsa. Mayor Wilkie told him he had concerns about the intersections on Route 130. He has seen on Facebook that people are worried about the warehouses being built on Cedar Lane. When the projects were presented to the Planning Board, the applicants had to provide traffic studies. Because of that, the lights at the intersections are being adjusted to allow for better flow. It helps, but the township is asking for assistance. The DVRC has started a study that should conclude with a report to the township in June or July. There was a meeting held about a month ago for an update. He shared this information with the Planning Board because at the last Planning Board meeting the First Industrial project was approved. The township is not just bringing in projects and forgetting about them, it is looking at ways to improve those intersections to keep traffic flowing. He hoped to soon have something concrete to then be able to move forward with Cedar Lane and Florence Columbus Road. He hoped the township could receive some federal or state funding for the projects to move forward. Once the township gets the blessing from the DVRC, the state and federal governments would look more favorably on the projects.

He said there were some interesting conversations going on in social media. He apologized to anyone in the public and he said he listened to everyone this evening and allowed everyone else to talk because he was attacked on Facebook over something he had no involvement in.

He wanted to share that **Liberty Trust** donated \$10,000.00 to the school district as a scholarship fund for this year. Their hope is to continue to do the same thing in the future. They preferred two students benefit rather than one but there were really no stipulations.

There are rumors as to who Liberty Trust's end user is going to be. The township has not been officially notified but as soon as it is official it will be disclosed. The site was designed to accommodate a multitude of different companies. In designing the project, high traffic flows were considered because the worst case scenario was always planned for.

On Saturday, March 19th at 1:00pm the **Roebing Museum** will be having a presentation about the Brooklyn Bridge. The **Florence Historical Society** will be having its **Open House** on Sunday, April 10th.

Legally Blonde the Musical will be opening at the high school March 10th. He encouraged everyone to attend. His children were participating and there are many students involved. It plays at 7:00pm for three nights.

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Mayor Wilkie congratulated the **High School Boys Basketball Team** for their **Central Jersey Championship**. They will be playing for the South Jersey title and then if they continue, it would be to the State Championship. The programs at the school are really doing well.

He reminded everyone that Sunday was the day to set the clocks ahead one hour and change smoke detector batteries.

Administrator

Administrator Brook said there would be a need to go into **Closed Session** regarding some negotiations and it would be possible that there would be action taken after. There were ongoing negotiations to purchase some properties and there are negotiations with various developers. They are all in an effort to make the community better in the long run.

Administrator Brook said Mayor Wilke mentioned the **DVRPC**. There was a grant that the township could apply for. The township would apply to have DVRPC provide actual physical designs of potential roadway improvements in the community, specifically along Route 130. Two of the most difficult areas are Cedar Lane and Florence Columbus Road. This was an opportunity for the municipality to apply. In all likelihood there would be a 20% match. The county has already offered to make 10% of the match and the township would make 10%. Whenever a municipality looks to make significant improvements on a roadway, it is good to have the plans. The State of NJ won't consider it unless there are plans. The upfront costs need to be put to work early. If the township applied for a grant in the range of \$100,000 to \$120,000 Burlington County would handle 10% and the township would handle 10% and hopefully the township would get about \$100,000 to use toward design improvements. The budget would be able to handle it and it would be a proactive move on the part of the municipality. All were in agreement.

Administrator Brook said the DVRPC came to Florence. They also met with Burlington Township. They were asking for not only approved development but potential development. They take into account all the trip counts. There are constraints at the Route 130 and Florence Columbus Road intersection. They include the mechanic shop on one side and the cemetery on the other.

The township has gone to settlement on the property at the corner of Hornberger Avenue and Route 130. Settlement on the Marconi Lodge would probably be no later than next month. Once it is done, Assistant Administrator Sahol will work with Township Engineer, Jim Biegen, on some minor remediation work and the demolition of the structure to clean up the property.

Administrator Brook said there was a meeting earlier that day. Bill Buechele from Guzzi Engineering had a meeting with members of the board from **Legacy at Meadowcroft**. There were three or four outstanding items on the performance bond. The township received an extension from Gres Paving so the township would not have to deny the release of the performance bond. They will do the work and it will be inspected. Before the township considers releasing the bond, it will consult with the HOA and the engineer.

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Assistant Municipal Administrator

- **Safe Transaction Zone**

Assistant Administrator Sahol said in the packet there was a memo from Police Chief John Bunce. It was regarding a zone where on-line purchase transactions could be completed safely. Some other towns have these zones. Chief Bunce would like the residents to have peace of mind knowing that if they wanted to do something like this, they would be safe. The front of the Municipal Building is well illuminated and it is monitored and recorded. There is some protection that can be assumed with that as well just being near the police department. Chief Bunce wanted to see if Council would be in agreement to place a sign similar to what Bordentown Township has now. It would promote a meeting place for people to do their on-line transactions. All were in agreement.

- **Recreation Ordinance: Possible Additional Recreation Offerings**

Marty Eckert, the Recreation Coordinator, provided memos for the packet regarding some changes in recreation. The items were discussed at the last Recreation Committee meeting. Mr. Eckert could not attend, so Assistant Administrator Sahol agreed to present them for him.

The Recreation Program is looking into offering additional opportunities to kids that may not have found the type of sport that they want to play. They might not want the impact of regular football or they are interested in trying something a little different, like flag football or street hockey. It has been growing in popularity. The Recreation Committee discussed it and it was well received. There was also the possibility that since there may be enough children in this area, to open it up to some of the adjoining towns so it can happen for our kids. There would only be a small fee. The president of football indicated he would be more than willing to make this happen as early as this year. They would commit to not interfering with the spring sports and would have it on Saturdays. Council Member Woolston, who is the Council Representative to the Recreation Committee, said everyone seemed agreeable to it.

It was the Motion of Sandusky, seconded by Woolston to add the programs as per recommendation by Recreation.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimous approval.

- **Proposed Amendment to Background Checks for Recreation**

Assistant Administrator Sahol said about eleven or twelve years ago when the township first started its background check process, it was manual ink fingerprint cards. It sometimes took thirty to forty five days to get the results. Because that was the case and the township didn't want to disrupt the sports seasons; they were allowing grace periods. Upon application people were given a certain grace period to begin to participate knowing they had already subscribed to a background check.

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Now NJ State Police have an online and an electronic capture fingerprint program. If someone was printed today the Recreation Director would probably have the results in five or six days. The Recreation Committee discussed this at its meeting and determined it is no longer necessary to have the long term grace period. They would like to make a modification to the ordinance that removes the grace period language. It would not be detrimental to the programs.

Council Member Woolston asked about waiting time to make an appointment. Assistant Administrator Sahol said appointments are an issue but the grace period didn't start until the applicant went to the appointment. There are quite a few fingerprinting centers in the area. All were in agreement. Assistant Administrator Sahol said he would have an ordinance for the next meeting.

Division of Law Nothing at this time.

Division of Engineering

- **2016 Road Program Bids**

Engineer Biegen said last week the bids were opened for the 2016 Road Program. There were six participants that submitted bids. The low bidder was Richard T. Barrett Paving Company with a bid of \$672,755.60. He recommended awarding the contract to the lowest bidder. The range was from the lowest bidder up to just over \$1million for the project. There was one concern with the bid when it was reviewed but he and the Township Attorney were confident after review that the bid was acceptable.

It was the Motion of Sandusky; seconded by Ostrander to accept Engineer Biegen's recommendation and have a resolution prepared for the next meeting.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

Mayor Wilkie said since the numbers came in so low, the township is looking at additional work to possibly put out to bid. Council Member Baldorossi asked if it was the same contractor that did the road work last year? Engineer Biegen said it was. Mayor Wilkie said the township will get good pavement, good concrete but will not be happy with the landscaping. But the main job is paving. Council Member Baldorossi said the landscaping needs to be done at the same time as the road work. It can't be done four months after the paving. Mayor Wilkie said the goal is to get the work done by Labor Day. The work near the schools needs to be done in the summer, so it does not disrupt the school traffic.

Engineer Biegen said bids for the work on Hornberger Avenue were going to be opened the next day. The same bidders have picked up bid specs except for one. They have an idea of what the bid numbers were for the last bids so it could bring some competition.

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He said next Tuesday the bid will be opened for the **Community Development Block Grant** for sidewalks on Railroad Avenue and Hamilton Avenue.

Unfinished Business

Administrator Brook said everyone is familiar with the large building on Hornberger Avenue across from the Roebling School that has been sitting vacant for a very long time. It has been tangled in legal issues between the two owners. They have been in court for several years. It looks like there is finally an opportunity to move the project forward to completion. A request was made to consider granting them a five-year tax abatement. Since they don't have a Certificate of Occupancy the township could grant it. The ultimate goal is to get the building occupied. The owner would continue to pay land taxes at full value and the building value taxes would be phased in over five years. After the fifth year, taxes would be at one hundred percent. The building has sat vacant for a very long time. The township wants the owner to continue to clean up the site get tenants in the building and occupy the residential units. They will be providing two COAH units in the Village of Roebling. The township has asked the Township Attorney to proceed and prepare the ordinance.

Council Member Sandusky asked if there was a timeframe provided? Administrator Brook said the owner said he would have a CO by May 1, but he didn't really think that would happen. There wasn't a huge amount of work to do, but the litigation has been stifling. The partnership went sour and this project suffered from it.

Administrator Brook said **Liberty** has been moving forward. He wanted to provide some history. In the eighties the Liberty site was approved for approximately thirteen lots, buildings that would range in size from 40,000 to 70,000 sq. ft. Some look at the Liberty site and say it looks overwhelming. The Liberty property is less than what it could have been if someone had developed the site with thirteen lots. The township is working with Burlington County on a design with the developers on a round-about for the intersection to control traffic that goes over the whirly bird. The developers will physically do the work and the goal is to have it completed this year.

Administrator Brook explained when there are buildings of this size, it is not easy to monopolize a concrete factory to get it all. There needs to be additional pours. Liberty apologized that they had to make this request but they agreed to pour in the morning instead of overnight. The pours are for the loading docks.

New Business

- **Fountain of Life Water Study**

Administrator Brook said there were two issues to discuss this evening. One was the Fountain of Life Study. Some of the discussion would need to be in closed because it involves negotiations. He did not anticipate a decision this evening. Florence Township was asked by The Fountain of Life Center to potentially negotiate an opportunity to extend the water lines into that part of the community. That is a significant, sizeable, massive run. Russell Trice, Township Water & Sewer Engineer, prepared an overview report that breaks down the cost.

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Administrator Brook wanted it to be public that the township is exploring the option because of the request. After the discussions this evening, the township will reach out to the officials at the Fountain of Life and go over the report in some depth with them and continue the negotiations and then report back to Council.

Administrator Brook noted that **David Lebak, the Director of Water & Sewer**, was at the meeting this evening. He was there to talk about the Fountain of Life request, but it was also a good opportunity for him to address the Mayor and Council because of everything that has been in the news about public water systems. While he was there he could touch on a few things the Water & Sewer Department would like to do this year, from equipment upgrades to the condition of the wells. Also he would be talking about the township's water system. What happened in Flint, Michigan was not a mechanical breakdown, it was a breakdown of human beings. They failed to do what they were required to do. There was also a toxic chemical spill in the Elk River and it went into the water supply. That's all it takes to impact a public system. That is why Florence Township and so many other townships are working to oppose the **Elcon facility**. Elcon said they were proposing a site a mile from the Delaware River but they failed to mention they are about a half mile from a creek that feeds into the river. Once the contamination got into the river, it would impact millions of people. Mr. Lebak is fastidious about the way he and the employees work with respect to the water quality. Every year Florence Township provides its residents with a Consumer Confidence Report that outlines whether the municipality had any violations and there were none. It was good for Mayor and Council to hear about it; it's a perfect opportunity to provide an overview of the department and where it is headed and to touch on the township's water supply.

The one great advantage is that the Mayor and Council are always willing to put money back into the infrastructure. Looking at what is happening around the country, that is often the biggest issue. Many times money is not put back in. When Florence collects connection fees, it goes back into the system. Two public wells were rehabilitated this year and there will be a resolution in the near future to rehabilitate a third well. Next year, another well will be done. Within two years all of the four major wells will have been rehabilitated. Those type of things pay a dividend.

Mr. Lebak thanked the Mayor and Council for welcoming him. In his sixteen years working for the township he has always had the support of Mayor and Council. Administrator Brook has always been proactive on the maintenance of the water and waste water systems. The department has redeveloped Wells 3 & 4. That was the second time they were redeveloped since he's been with the department. It is recommended that public wells be evaluated every ten years. There are no major operational issues with the wells, they are being redeveloped as a proactive measure. The department is always looking into that type of proactive maintenance. Last year there were some minor repairs on the aerator. That was a very old structure. While the repairs were being done, there were discussions about possible replacing it or bring in other innovative technology. Perhaps there was something that could be done to help the township improve water quality more efficiently.

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The township is looking toward another improvement before there is a major failure. He hopes to return with a recommendation later in this year. The department is always looking to grow and be ahead of the curve. He wanted to be ahead of the development happening in the community.

Some of the issues that have been in the news recently cause him and the department to re-examine and ask if they are doing everything they could possibly do. He is happy to report that when the department tests for things like lead and copper, there is none found.

Regarding the wastewater side of the department, there was discussion last year about a large upgrade for sludge treatment capacities. There was a large project upgrading the anaerobic digesters, converting them to aerobic. It provided more capacity and more volume. He was pleased to report the department had the best winter it has had in sixteen years in terms of operating the wastewater plant. There wasn't one issue this past winter.

He thanked the Mayor and Council for their support with these types of projects. It has paid dividends and the employees appreciate it as well. It makes operating the plant easier and there are more options. There is more flexibility. He would like to keep looking to do more and more of those types of projects. There was a major upgrade in 2000 at the wastewater plant. He planned to work with the Water & Sewer Engineer and Administrator Brook to create a new headworks design for the plant to make it more efficient. The department is always looking to decrease odors and public impacts and increase the aesthetics of the plant. The nicer it looks and the cleaner it is, the more efficient it operates. He was looking forward to returning with conceptual plans of how the wastewater plant could be improved. He would like to look at increasing the capacity of the plant. It would require looking at the DEP's criteria and what they would allow. This would put the township ahead of any potential development or growth.

Engineer Trice said in 2000 the screw pumps were rehabilitated but they weren't replaced. They had really reached the end of their useful life. It was time to start looking at how the township can replace.

Administrator Brook said the reason the township has waited to this point is because over the next three years the debt service is going to drop off significantly. This job means significant major improvements to the front of the sewer plant. The cost would be in the millions. It would pay dividends over the years. There were two very important elements in balancing a utility. One is the water allocation, which is the amount of water the township is allowed to pump out of the ground to disburse to the public. The other is sewer capacity. Without those two, there is no development. In the 80's there was a moratorium and Florence Township was not allowed to have any future developments at that time. What Mr. Lebak and Engineer Trice are trying to do is take the system ahead fifteen to twenty-five years into the future so it would be able to handle future development. It would be sizeable and expensive but it would be well thought out and the debt service would not overwhelm the system. It is important that the residents are not impacted.

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Mr. Lebak said there were fourteen wastewater pumping stations. It is unfortunately not all downhill to the plant, and in certain areas the wastewater has to be pumped up to get it to gravity flow. The pump stations run 24/7, nobody notices them until there is failure. The department has always tried to identify the weakest pump stations and replace them before they become inoperable. There were some upgrades done recently to some of the stations. He wanted to go out to bid for the station on Wallace to bring electrical controls out of a confined space and upgrade the pumps. The station has been running for twenty years untouched, outside of in-house general maintenance. He wanted to address some of the pump stations before they became an issue. The department relies on these systems to always be working correctly 24/7. When the system is working, there are less after hours calls. The employees are always willing to come in on short notice and they all participate in the pager program to respond at all hours. This past week there were two or three nights in a row when an employee was called in during the early morning hours. He came in and took care of the problem and went home. When there are good running stations, the minor problems will happen, but nothing major. The stations are pretty sound and the department wanted to stay ahead of it.

Administrator Brook said there were two items that had been mentioned in the past. The first was the vehicles. The township continually works to keep the fleet current. This year there are at least two that need to be replaced. One is a 1996 crane truck. It is used to help lift and move heavy items and manhole covers. The reason the truck is used is because if an employee continually does it the more likely there would be Worker's Comp claims. Mr. Lebak said the truck was just used that day to try and get a pump from one of the enclosed spaces. The truck could barely reach the pump and it could barely lift it. Something sized more accordingly would have been able to do it. It was a newer pump station and the crane truck was outdated for the job. Administrator Brook said Mr. Lebak did a good job getting twenty years out of a work truck. Mr. Lebak said he gives credit to the employees that take care of the equipment. Much of the maintenance is done in-house.

Administrator Brook said lastly there have been discussions about the **New Jersey Department of Environmental Protection**. Mr. Lebak has multiple permits to comply with. He works with Engineer Trice throughout the year. One issue the township has been facing over the last couple of years is a **Sludge Dewatering Bill**. The DEP has come down heavy on the township pressing for odor control equipment. There aren't many options. It is something that would require a bond ordinance. If the township did install Sludge Dewatering Odor Control equipment it would give it a great deal of flexibility in meeting the permit obligations which are critical in operating the sludge press.

Council Member Sandusky asked what the deadline was for the well station on Broad Street. Mr. Lebak said right now he was waiting for the pump to be delivered. He received word today from Alaimo that the pump should be in Monday to install. He estimated it should be done by the end of next week.

Council President Lovenduski said the department does a really good job and is very well run. It is nice to see that most of the work is done in-house. That saves taxpayers a lot of money. The staff is very well trained and professional. Any encounter he has heard of was a positive encounter.

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Administrator Brook said he would like to follow up with examples of that. Mr. Lebak has a real affection for seniors. Some of these companies that are out there are not always the most reputable. Mr. Lebak has gone to residents and told them they were being overcharged. He has also gone to companies and told them they should be ashamed of what they were charging.

The day before, the school had a huge problem with a sewer backup. When the school called Mr. Lebak, he had two or three trucks there right away working to help them. It speaks to the department, the employees and Mr. Lebak's leadership.

Miscellaneous

Council Member Sandusky said many times when residents ask for something to be taken care of, they want it done right away. He also wanted things done as soon as possible. He had been asking for the township to do something regarding the used car lot on Route 130 next to the Dollar Tree. He considered it a junk yard. He saw that the township, through the Code Enforcement Office and the Fire Marshall, had cited them to Municipal Court. He hoped this would prompt the owner to clean up the property. Administrator Brook said he hoped the owner's attorney would come and meet with township officials but if not, they would meet in court. Council Member Sandusky thanked him.

Mayor Wilkie said he was proud to be able to announce publicly that there was a new president of the **Florence Senior Citizens Group**. Jack Ulmer will be the president effective June 14, 2016.

Public Comments: Open to the Public

Don Kamienski, 10 McCay Drive, said earlier that day he had an opportunity to call the Water & Sewer Department. They were very responsive and sent someone to check the water pressure at his residence. The dealings he had with several members of the department were excellent. He thanked the department and Mr. Lebak very much.

Bill Bott, 64 Riverbank Drive, said he wanted to thank whoever was responsible for the Do Not Enter signs in the front section of his development. He believed it will save some lives. Mayor Wilkie told him that Riverbank Drive was going to be paved this year. Mr. Bott thanked him.

Joe Csik, 45 East Fifth Street, wanted to recap something he asked about previously. He asked when the old 84 Lumber site on Route 130 was going to be cleaned up? Mayor Wilkie said everyone had rights under the law so the township has to give them required notice and have to continue to take them to court. He referred to the fire a few years earlier at another property and said that property was now cleaned up. The township as a government can't just go in unless there was a life safety hazard. Administrator Brook said the owner was cited by the Code Enforcement Office and was cited by the Fire Official. They are coming for a meeting next week to talk about further enforcement on the property, and also a property on Hornberger Avenue that used to be a knitting mill. Those are two properties that were next on the radar.

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He believed the owner of the 84 Lumber site had someone there working on the front of the property. The township is encouraging the owner to sell since he has moved his business to Pennsylvania. If he doesn't sell it, he will be in court. He has been difficult.

Fred Scheetz, 12 Church Street, asked if there was any progress regarding the lighted sign for pedestrian crossing he requested at Front and Broad Streets? Mayor Wilkie said the township had reached out to Burlington County. That would be a grant application. There probably wouldn't be an answer very soon.

Mayor Wilkie said through a donation from the **Fountain of Life Center** along with matching funds from the township an **electronic message board** was purchased. The township has total control over it. The township is able to put it where it is appropriate and get information out to the community. It could be used when Debbie's Snack Shop opens to remind people to be aware of pedestrians.

Mayor Wilkie said the landfill is working on the side facing Florence Township again. They are filling the last cell. Previously they said they were grooming it to prepare to shut it down. He would like to use the new electronic sign posted with the message "If you smell it, call" so the public knows and **Waste Management** knows that Florence means business. The township is tired of dealing with the smell and he is grateful for the residents who mobilized last year and finally got the PADEP to pay attention. Surrounding municipalities have also pledged to pass resolutions opposing Elcon. It doesn't happen by government, it happens by residents.

Fred Wainwright, 1011 Cedar Lane, said for many years the township has picked up debris at Cedar Hill Cemetery. He said last time the township did that they left half of it there. The caretaker is cleaning up plots now and there is a large amount of debris. He asked if it was possible to have it picked up? He was told it would be picked up.

Talaya Loftin, 1005 West Fourth Street, said she heard there was a recreation center being developed. Downtown is in need of urgent attention, especially for the children. They need something to do. There is only one basketball court there and it fills up. The children don't play at the park at the end of West Second Street because it isn't maintained. She would like to see programs put into place to stop the children from getting into trouble. Mayor Wilkie said he remembered she came to a meeting a few months ago with some concerns. He encouraged her to meet with the Recreation Coordinator, Marty Eckert. He said earlier in the meeting there were discussions regarding a flag football program and a street hockey program. These were some examples of the initiatives that are taking place.

He said concerning the recreation center, that is referring to the old Public Works Garage. When the new garage was built there was some work done to the old one and it was used for a salt barn, but it was not suitable. The township will be going out to bid shortly for a salt barn. Once that is built, the salt will be transferred and the old building will need to be cleaned and evaluated from there. In the next few years there is the potential for something to happen, but it will be expensive. He encouraged her to attend a Recreation Committee meeting and provide some ideas.

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The other piece is volunteers. There needs to be volunteers to help run the programs. Fifteen years ago there was a Canteen that was run by a local church with community volunteers. What happened was it lost the volunteers. If there were people willing to volunteer, Florence Township would be willing to work with them. He is hoping to bring a summer park program back this year.

Council Member Sandusky asked if someone could inspect the parks Ms. Loftin referred to? Mayor Wilkie said there were conversations the last time Ms. Loftin attended a meeting regarding Maplewood Homes. Someone donated basketball rims. Ms. Loftin said the rims were donated and there were volunteers ready to install them but they were denied access. Assistant Administrator Sahol said he would reach out to Maplewood Homes and find out what was going on.

Assistant Administrator Sahol said the Water & Sewer Department just installed a new drinking fountain at the R.D. Wood Park. That park is also subject to one of the grant applications he submitted. Mayor Wilkie said hopefully this evening Burlington County would approve the parks grant. This grant would provide for the safety surface that was installed in other parks in the Township. That would eliminate the safety concern of what was in the loose fill. One thing that prevented the township from doing anything at the Woodlawn park was the question of what was going to be the end use. The property is owned by the foundry. There was an indication from the developer that they would be turning the property over to the township.

It was the Motion of Ostrander; seconded by Sandusky to close the public portion of the meeting. Roll call vote - all Ayes. Motion carried. Unanimous approval.

At 9:17 it was the Motion of Sandusky; seconded by Ostrander to adjourn to closed session. Roll call vote - all ayes. Motion carried. Unanimous approval.

At 10:09 it was the Motion of Sandusky; seconded by Ostrander to return to open session. Roll call vote - all ayes. Motion carried. Unanimous approval.

It was the **Motion** of Sandusky; seconded by Ostrander to prepare resolutions for the next meeting approving the **purchase of 440 West Fourth Street** by the township and to enter into a **PILOT Agreement with First Industrial Florence Urban Renewal LLC**. Roll call vote - all ayes. Motion carried. Unanimous approval.

ADJOURNMENT

10:12 PM MOTION of Sandusky; seconded by Ostrander to adjourn. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Joy M. Weiler, RMC/MMC
Township Clerk
/aek